

**ZONING BOARD  
BOROUGH OF RUMSON  
November 16, 2021  
7:30 P.M.  
VIRTUAL ONLINE PUBLIC MEETING**

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

**TO JOIN A LIVE MEETING:** Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with meeting number **852 5495 0334** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open <https://us02web.zoom.us/j/85254950334>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 852 5495 0334**
  - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

**TO PARTICIPATE IN A LIVE MEETING:** During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

***For access from a desktop, laptop or the zoom app:***

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

***For access from the phone number:***

You will need to dial \*9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

**TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.**

**AGENDA  
Zoning Board  
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Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

- 1.** The continued application from the August 17, 2021 meeting of **John & Moira Barrett**, 10 Riverview Avenue (Corner Highland Avenue), Riverview Avenue (Primary Front) and Highland Avenue (Secondary Front) / Block 56, Lot 7, R-6 Zone) to raze existing house retaining the existing foundation and construction a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area Required 7,000 sf. / Existing 5,000 sf., Secondary Lot Width and Frontage Required 70 feet / Existing 50 feet (Highland Avenue) and Corner Lot Shape Required 33 feet / Existing 0 feet. Based on the Board's review and discussion relative to this application at the May 18, 2021 meeting the applicant submitted a revised Architectural Plan by Anthony Condouris, RA 3 sheets, dated 03/23/21; last revised 10/25/21 to address the Board's issues and concerns. House footprint realignment to be parallel with Riverview Avenue and Highland Avenue, removed dormers, lowered the building ridge height to 26.6 feet and reduced the Floor Area 2,000 sf. Permitted; 2,337 sf. Original Proposed; 2,009 sf. Proposed. New construction will create non-conformities in having Riverview Avenue as the primary front, Primary Building front Setback 30 feet Required; 13.0 feet Proposed and Porch Setback 25 feet Required; 8.0 feet Proposed, Secondary Front Setback (Highland Avenue) Building Setback 30 feet Required; 18.0 feet Proposed. Rear Setback 35 feet Required; 9.0 feet Proposed, Maximum Building Coverage 1,165 sf. Permitted; 1,372 sf. Proposed and Maximum Floor Area 2,000 sf. Permitted; 2,009 sf. Proposed.
- 2.** The application of **Andrew & Anne Lentz**, 9 Oak Lane, Block 56, Lot 7, R-4 Zone to construct a new one-story side sun porch at the existing premises. New construction will create non-conformities in Maximum Floor Area 3,500 sf. Permitted; 3,694 sf. Proposed.
- 3.** The application of **Daniel & Emily Mee**, 53 Allen Street (Block 33, Lot 25, R-5 Zone) to construct a new two-story rear addition at the existing premises. The property is non-conforming in Minimum Lot Area 6,000 sf. Required; 5,523 sf. Existing. The residence is currently non-conforming in Minimum Building Front Setback 35 feet Required; 22.1 feet Existing and Minimum Porch Front Setback 30 feet Required; 19.0 feet Existing. In addition, the existing detached garage is non-conforming in Minimum Garage Area 260 sf. Required; 196 sf Existing and Accessory Building Setback 5 feet Required; 1.8 feet Existing. New construction will create non-conformity in Maximum Building Coverage 1,262 sf. Permitted; 885 sf. Existing; 1,342 sf. Proposed.

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**4.** The application of **Josh Welle** 17 Grant Avenue (Block 139, Lot 1, R-5 Zone) to enclose existing front balcony and construct a new covered side deck at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 5,245 sf Existing and Interior Lot Shape 34 feet Required; 0 feet Existing. The residence is currently non-conforming in Building Front Setback 35 feet Required; 14.5 feet Existing and Rear Setback 35 feet Required; 6.8 feet Existing. New construction will increase non-conformities in the Building Front Setback 35 feet Required; 13.0 feet Proposed and Rear Setback 35 feet Required; 5.4 feet Proposed.

**5.** The application of **William & Katherine Thompson**, 2 Robin Road (Corner Blossom Road) Robin Road (Primary Front) and Blossom Road (Secondary Front) / Block 98, Lot 1, R-4 Zone) to construct a new patio and in-ground pool in the secondary front yard along Blossom Road at the existing premises. New construction will create a non-conformity in having residential accessory pool located in a front yard between the principal dwelling and Blossom Road.

**ADMINISTRATIVE:  
Approval of October 19, 2021 Minutes**

**Approval of 19, 2021 Resolution:**

**NO RESOLUTIONS**

State Shorthand Reporting Service